



TOWN OF EAST WINDSOR

ZONING BOARD OF APPEALS

11 Rye Street, Broad Brook, CT 06016

860.623.6030 www.eastwindsor-ct.gov

Commission

Jose Giner, Chairman
Nolan Davis, Vice Chairman
Mystica Davis
Dan Noble
Steve Smith

Alternates

Kurt Kebschull

AGENDA

MONDAY, November 8, 2021 – 7:00 P.M.

Meeting to be held remotely via ZOOM – See link below

I. TIME AND PLACE OF MEETING

East Windsor ZBA November 8, 2021
Mon, November 8, 2021, 7:00 PM (EDT)

Join Zoom Meeting

<https://us06web.zoom.us/j/7148971799>

Meeting ID: 714 897 1799

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 714 897 1799

Find your local number: <https://us06web.zoom.us/u/keoJbiQE6k>

II. Establish Quorum

III. Pledge of Allegiance

IV. New Hearings:

ZBA-2021-05: Applicant/Owner: Town of East Windsor. Request for 12 variances on property consisting of 16 single-family homes located on South and Phelps Road and more particularly described as MBL: 042-20-053, A-1 Zone. Variances to Section 401 of the East Windsor Zoning Regulations concerning Bulk and Area Requirements are being sought for all 16 individual dwellings as described below:

Section 401 Standard	A-1 Zone Requirement	Variance Request
Frontage	175 ft	42ft
Lot Width	150 ft	42ft
Lot Depth	150 ft	65ft
Buildable Area	43,560 sf	6,300sf
Front Yard Setback	50 ft	20ft
Side Yard Setback	10 ft	3ft
Rear Yard Setback	30 ft	30ft
Density Factor	0.5	4.02

Building Coverage	15%	30%
Impervious Coverage	25%	40%
Access. Structure Rear	10ft	2ft
Access. Structure Side	10ft	2ft

ZBA #2021-04: Application of Hamlet Homes, Mark Oneil, for variance request of 45.8 feet where 50 feet is required per section 401 of East Windsor Zoning Regulations: 18 Jessie Lane. (Map 050 Block 82 Lot 002-12) Zone R-3

- V. Other Business:
- VI. Public Participation
- VII. Approval of Minutes
 - A. August 2, 2021
- VIII. Adjourn